



CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT CUSTOMER GUIDELINES FOR AN EARLY START CERTIFICATE

Purpose:

- The Department of Sustainable Development Early Start Certificate (ESC) provision allows construction projects to begin working before permit issuance in accordance with Florida Building Code 105.18.

Requirements:

- A Building permit must be applied for.
- A licensed contractor is required to perform the work.
- Zoning Department DRC approval is required if applicable. (Must be DRC approved if required)
- Projects may require Demo Permits and inspections prior to an ESC.
- All State & County Environmental approvals are required if applicable.
- A Pre-construction meeting may be required for larger projects.
- There is No Fee to obtain an Early Start Certificate.

Steps to Take:

1. Submit plans and Building Permit application(s).
2. Submit ESC request form.
3. The applicant will be notified via email of status. Please allow 24-48 hours.
4. If approved, a copy of the approval will be forwarded via the e mail response and also scanned into the City's Master Permit Record.
5. Applicant must Record a Notice of Commencement with Broward County if applicable.
6. Early Start Certificates must be posted in a conspicuous and accessible place on job site.
7. Early Start Certificates are only valid for 30 working days; unless an approved Building Permit is issued within 30 working days from EST approval, all construction must stop.

Caution:

- DO NOT work beyond the description of work on the application.
- UNDER NO CIRCUMSTANCES can any work proceed past the first required inspection threshold.
- Inspections cannot be obtained on any work until the official building permit has been issued.
- DO NOT conceal any work performed.

For any questions concerning the Early Start Certification process please contact the Building Official.



CITY OF FORT LAUDERDALE

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT
EARLY START CERTIFICATE REQUEST**

Owner/Tenant Name: _____ Process Number: _____
Job Address: _____ Suite #: _____

DESCRIPTION OF EARLY WORK TO BE DONE:

Building	_____	_____
Electrical	_____	_____
Mechanical	_____	_____
Plumbing	_____	_____

In accordance with the Florida Building Code Section 105.18, construction work is hereby authorized to commence pursuant to this permit at the above referenced address. Work done pursuant to this permit shall not be concealed but shall remain open for inspection. Work can only proceed to the point approved by the Early Start Certificate. Applicant is responsible for knowing when inspections are required and may not rely upon representation of the City or its employees for such information. An inspection shall not be made for any construction trade until a building permit has been issued for the project. The use of a special inspector is not authorized for this type of permit.

Issuance of this permit does not constitute permission to violate State of Florida and/or Broward County Building Codes and does not provide any guarantee that construction plans will be approved as submitted. All work done pursuant to this permit shall be at the contractor's risk and any work done contrary to the approved permit shall be corrected at the contractor's expense. The City of Fort Lauderdale shall not be held liable for any damages or losses resulting from this work.

Failure to comply with any of the foregoing conditions shall constitute a violation of the Florida Building Code.

****All contractors must be registered with the City of Fort Lauderdale, and submit current Worker's Comp and Liability Insurance with Early Start application.**

X	X
_____ Signature of Owner/Tenant	_____ Signature of Building Qualifier
STATE OF FLORIDA, COUNTY OF _____	STATE OF FLORIDA, COUNTY OF _____
Sworn to (or affirmed) and subscribed before me	Sworn to (or affirmed) and subscribed before me this _____
this _____ day of _____ 20____,	day of _____ 20____,
by (Print Name) _____	by (Print Name) _____
Personally known or I.D. _____	Personally known or I.D. _____

FOR OFFICE USE ONLY

Building Official Approval:

Date:
